



Andy Schor  
Mayor

## LANSING BOARD OF ZONING APPEALS

### Regular Meeting

Thursday, March 13, 2025, 6:30 PM  
Neighborhood Empowerment Center  
600 W Maple Street, Lansing, MI 48906

To view the meeting live and participate in virtual public comment:

<https://msteams.link/LL1R>

## AGENDA

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. PUBLIC COMMENT
- IV. PUBLIC HEARING/ACTION
  - A. **BZA-4094.25**, 405 Cherry Street, Variances to the building height limitation and placement of a garage.....1
  - B. **BZA-4095.25**, 1801 W. Miller Road & adjoining vacant parcel, variances to the building height limitation, allowable building materials and to permit mechanical equipment in the front yard.....2
- V. OLD BUSINESS
- VII. NEW BUSINESS
- VI. APPROVAL OF MINUTES
  - A. Regular Meeting, January 9, 2025 .....3
- VIII. PUBLIC COMMENT
- IX. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE 24 HOURS NOTICE PRIOR TO THE MEETING BY CALLING SUSAN STACHOWIAK IN THE PLANNING OFFICE AT 517-483-4085 OR BY DIALING (TTY 711).

**GENERAL INFORMATION**

APPLICANT/OWNER: Lansing Housing Commission  
419 Cherry Street  
Lansing, MI 48933

REQUESTED ACTION: Variances to the permitted location and building height restriction for an accessory structure at the northeast corner of Cherry Street and E. Lenawee.

EXISTING LAND USE: Parking lot/office building

EXISTING ZONING: “DT-3” Downtown Urban Core

PROPERTY SIZE & SHAPE: Irregular lot – 1.22 acres both parcels combined.  
Note: The 2 parcels will need to be combined to permit the garage as it cannot be the sole use of a parcel of land in the “DT-3” zoning district.

SURROUNDING LAND USE: N: Office building  
S: Residential/vacant  
E: Office building  
W: Parking lots/office building

SURROUNDING ZONING: N: “DT-3”, Urban Core  
S: “DT-1” Urban Edge  
E: “DT-3” Urban Core  
W: “DT-1” Urban Edge & “DT-3” Urban Core

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property as “downtown Mixed-Use Center Core”.

**REQUEST**

This is a request for variances to permit a 16’ tall accessory garage in the front yard at 405 Cherry Street. Section 1250.04.01 (a)(7) restricts the height of garages/accessory structures to 15 feet and section 1250.04.01 (a)(6) requires them to be located in a side or rear yard.

| Required                                | Proposed                 |
|-----------------------------------------|--------------------------|
| Garages permitted in side or rear yards | Garage in the front yard |
| 15-feet maximum building height         | 16-foot building height  |

1. There is a unique feature of the property, such as irregular size, shape or uneven topography, that either prevents compliance with the ordinance or makes it unreasonably difficult; or
2. Denial of the variance would cause an unnecessary hardship on the applicant since the result of the variance will not be contrary to the intent and purpose of the ordinance, will not set a negative precedent for future requests to vary the ordinance standard and will have no negative impacts on surrounding properties.

The property at 405 Cherry Street. is unique in that it is entirely surrounded by public rights-of-way. As shown on the attached aerial view and site plan, the property has a triangular shape and is bordered by Cherry Street to its west, E. Lenawee Street to its south and River Street to its east. Since the majority of the site is considered front yard, there is no reasonable location where a garage could be constructed in compliance with the ordinance, thus creating a practical difficulty for the applicant that is unique to the subject property and warrants relief from the ordinance standard restricting the placement of garages to side and rear yards.

Accessory structures are limited to 15 feet in height, measured from grade to the midpoint between the eave and uppermost point of the structure. The proposed garage is 16 feet in height at the point of measurement. The additional 1 foot of building height is minimal and is necessary to accommodate commercial grade equipment and vehicles that the Housing Commission uses to maintain its properties and meet the needs of its operations. The structure will have a very similar design as the office building on the site and the same roof style, that is at least as high if not higher than the proposed garage. The uniqueness in this regard is related to the proposed use of the building, which is necessary to carry out the Housing Commission's operations, as opposed to a unique physical feature of the site but is sufficient to warrant a variance to the height limitation.

### **IMPACT STANDARDS**

There are four standards listed in Section 1274.06 (e) of the Zoning Ordinance that must be satisfied in order to grant the requested variances. These standards and the manner in which they relate to the request are as follows

1. **The use will be in harmony with the appropriate and orderly development of the surrounding neighborhood.**

The intent of limiting the height of accessory structures/garages is to prevent them from becoming dominant features of the site and from negatively impacting adjoining or nearby properties in terms of blocking views, casting shadows and being out of scale and appearance with other structures in the general area. The additional height being requested in this case is only 1 foot and since the structure will be of very similar design as the primary structure on the site, it will not be contrary to the intent and purpose of the ordinance or the orderly development of the surrounding area.

2. **The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.**

The proposed garage will be located on the existing parking lot at the southwest corner of the subject property and will have no impact on vehicular or pedestrian traffic. The Lansing

Housing Commission has excess parking that is not needed for its operations and therefore, the garage will not result in creating a parking deficiency.

3. **The use will be designed to eliminate a possible nuisance emanating there from.**

The area of the site where the proposed garage will be located is a parking lot, with no landscaping to soften its view from the adjoining streets. As depicted on the attached site plan, the proposal includes the installation of landscape buffers between the property lines along Cherry Street and Lenawee Streets and the proposed drives for access thereto. The buffers will need to consist of a combination of shrubs and trees and will dramatically improve the appearance of the site as it currently exists.

4. **The use will not interfere with or discourage the appropriate development and use of adjacent land and structures or unreasonably affect their value.**

The proposed garage will not interfere with the appropriate development or use of adjacent land and structures. In fact, the project will be an improvement to the area. Buildings rather than parking lots should be located along road frontages, with parking behind the buildings. This is particularly true for corner lots as buildings frame the site, making them, rather than parking lots the dominant feature of the streetscape. This creates a more human scale that fosters a pedestrian friendly environment. As described in the preceding paragraphs of this report, the proposed garage will be of similar design as the office building with the overhead doors and access drives thereto located on the back wall. It will also include landscape buffers to improve the overall appearance of the site.

### **FINDINGS**

This is a request for variances to permit a 16' tall accessory garage in the front yard at 405 Cherry Street. Section 1250.04.01 (a)(7) restricts the height of garages/accessory structures to 15 feet and section 1250.04.01 (a)(6) requires them to be located in a side or rear yard.

Based upon the available information, the requested variances comply with the applicable practical difficulty/unnecessary hardship and the impact criteria listed in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance.

### **RECOMMENDATION**

Based on the information and findings described in this report, the following motion is offered for the Board's consideration:

**"I make a motion to approve BZA 4094.25 for variances to Sections 1250.04.01 (a)(6) & (7), and 1250.04.01 (a)(7) of the Zoning Ordinance to permit a 16 foot high, accessory building (garage) in the front yard at 405 Cherry Street, on a finding that the request complies with the variance evaluation criteria listed in Sections 1274.06 (c) & (e) of the Ordinance."**

Respectfully Submitted,

Susan Stachowiak  
Zoning Administrator





Andy Schor, Mayor

CITY OF LANSING - PLANNING OFFICE  
PETITION  
BOARD OF ZONING APPEALS

Reset Form

Print Form

FILE NUMBER: BZA- \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

A request is hereby made to vary the requirements of the Zoning and / or Sign Ordinance.

Street Address (*include zip code*): 419 Cherry Street, Lansing MI 48933

Legal  
Description:

Lots 1, 2, 3 & 4, Block 133, Original Plat

Applicant Name: Lansing Housing Commission

Address (*include zip code*): 419 Cherry Street, Lansing MI 48933

Phone Number: 517-487-6550

Owner Name: Lansing Housing Commission

Owner Address (*include zip code*): 419 Cherry Street, Lansing MI 48933

Owner Phone: 517-487-6550

**Interest in Property (please check one)**

☐ Option to buy

☒ Owner

☐ Other (please specify) \_\_\_\_\_

☐ Leasee

☐ Represent Owner

**Is this property in the flood plain?**

Zoning of the property: DT-3

Lot dimensions: 352.44' x 303.65'

☒ Yes

☐ No

Is this property residential? ☐ Yes

☒ No

# of Efficiency Units: \_\_\_\_\_ # of 1 Bedroom Units: \_\_\_\_\_ # of 2 Bedroom Units: \_\_\_\_\_ # of 3 Bedroom Units: \_\_\_\_\_

Total # of Units: \_\_\_\_\_ Total # of Bedrooms: \_\_\_\_\_ # of accessible on-site parking spaces: \_\_\_\_\_

Is this property non-residential? ☒ Yes ☐ No

# of employees (largest shift): 26 # of accessible on-site parking spaces: 4

Hours and days / week of operation: Monday-Friday 8:30am-4:30pm

Describe or explain your proposal for this property:

*attach a separate sheet if more space is necessary*

LHC is proposing to construct a standalone maintenance building at the corner of Lenawee and Cherry. The block that LHC inhabits has street frontage on 3 sides, with a city lot buffering the lot from an actual 4th street frontage on Kalamazoo. The rear portion of the property mostly falls in the flood way, with the remaining majority in the floodplain, with the exception of the southwest corner, Cherry and Lenawee. In recent years, LHC has faced several thefts and vandalism to company maintenance vehicles that park outdoors on nights and weekends. We wish to construct a building to match our office building on the SW corner of our lot to park said vehicles in after hours to protect them from theft and vandalism. We have investigated alternative locations within the property to attach the structure to the existing building, but any areas not directly on Cherry Street are within the floodplain and unbuildable.

Section # with which this proposal is in conflict: 1250.04.01

If this petition is not granted, explain how your proposal will be affected:

*attach a separate sheet if more space is necessary*

If this petition is not granted, LHC will be required to abandon the maintenance building plan and continue to park company vehicles outdoors on nights and weekends, and continue to experience theft and vandalism to vehicles. With the rear portion of the property being located within the flood way, and the remaining property being in the floodplain, this is the only area of the property that is buildable.

Items to be submitted with the petition:

- 1 **A site plan drawn to a scale of at least 1" = 100'** showing the location of all structures, existing and proposed, in relation to the lot lines and access points.
- 2 **Flood plain information** where applicable.
- 3 Non-refundable fee for processing (5/6/24)

**FEES:**

Consolidated Rate:

\$450.00

**A zoning variance means a modification of the strict letter of the zoning or sign codes, being title six and chapter 1442 respectively, of the City of Lansing, granted when, by reason of exceptional conditions, the strict application of the provisions of this chapter result in peculiar or exceptional practical difficulties or unnecessary hardship to the owner of the lot.**

*Please file this petition with the Planning Office.*

Signature of applicant: Douglas E. Fleming

Name: Douglas Fleming - Executive Director

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933-1236  
(517) 483-4066

# **SITE DATA**

**SITE AREA** ±53,143 G.S.F. (PER SURVEY)  
OR 1.22 ACRES

**ZONING** EXISTING & PROPOSED DT-3 DOWNTOWN CORE

**BUILDING HEIGHT**  
MINIMUM 25 FEET - 2 STORIES  
MAXIMUM NONE  
PROPOSED GARAGE ADDITION 14 FEET - 1 STORY  
EXISTING OFFICE ±18 FEET - 1 STORY

**BUILDING AREA**  
EXISTING OFFICE BUILDING ±9,874 SF  
PROPOSED GARAGE BUILDING ±1,500 SF  
TOTAL ±11,374 SF

**TOTAL LANDSCAPE AREA (ON-SITE)** PROVIDED ±13,463 GSF

**PARKING (AUTO)**  
REQUIRED (11 SPACES PER 300 GSF) EXISTING / PROVIDED 33 SPACES  
66 SPACES

**PARKING (BIKES)**  
REQUIRED (6% PROV. AUTO PARKING) PROVIDED 4 SPACES  
4 SPACES

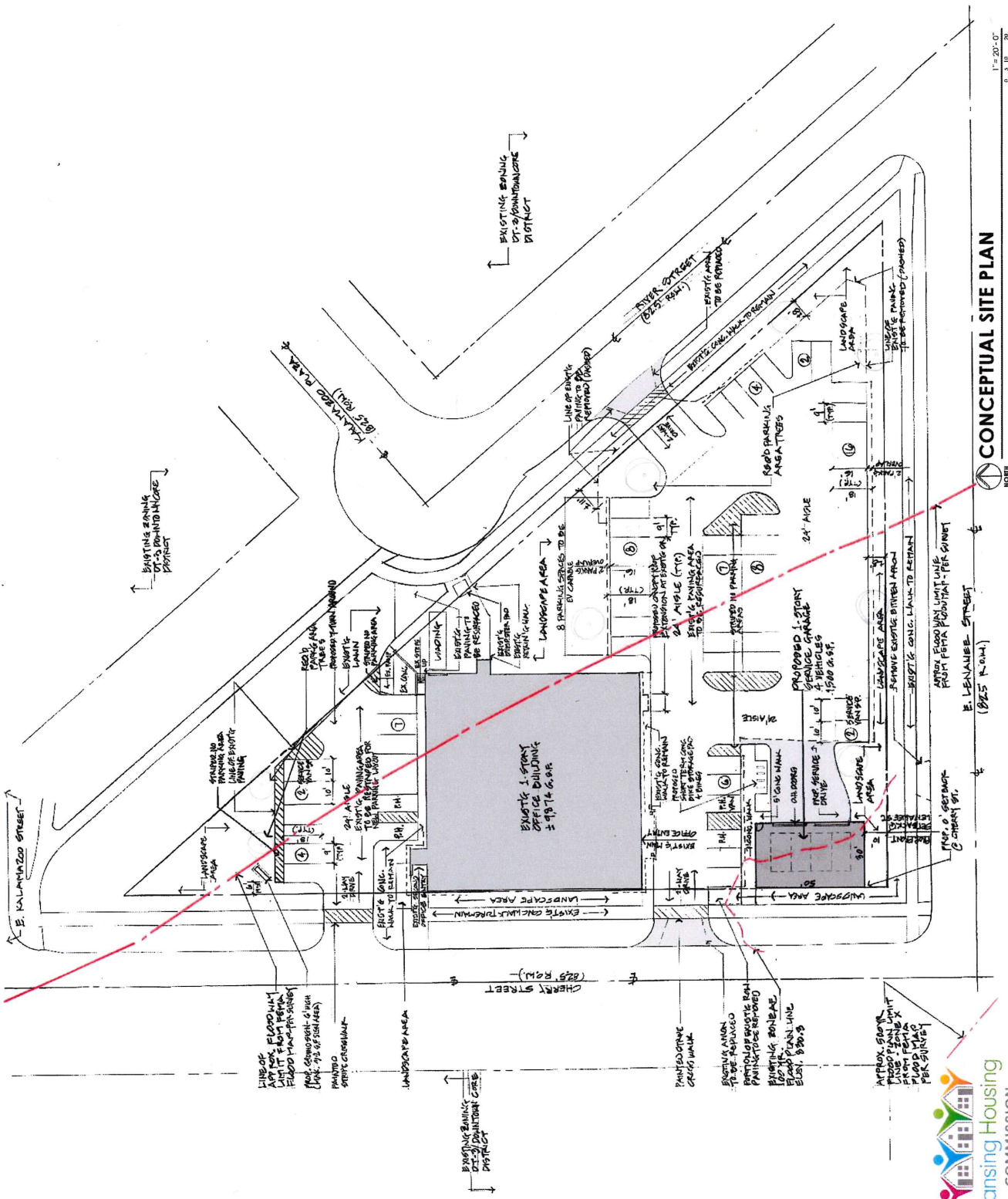
**PAVING AREA - PARKING TREES** 24,720 SF

**PARKING LOT TREES**  
REQUIRED (1 TREE / 4,000 S.F. PAVING) PROVIDED 7 TREES  
8 TREES

**NOTE:** FOR CONCEPTUAL USE ONLY. MUST HAVE CURRENT SURVEY TO CONFIRM ALL SITE DATA AND LOT FIT.

**LANSING HOUSING COMMISSION**  
OFFICE ADDITION & RENOVATION

OWNER UPDATE 12.06.24  
PRE-APPL PLANNING REVIEW 02.12.25  
BZA REVIEW SUBMITTAL 02.20.25  
MICHIGAN  
FSP/SHUSCO, PAPPAS, INC.  
ARCHITECTS & PLANNERS  
1000 PENNSYLVANIA AVE, SUITE 1000  
ANN ARBOR, MI 48106-1500  
TEL: 734.769.1111 FAX: 734.769.1112



**CONCEPTUAL SITE PLAN**

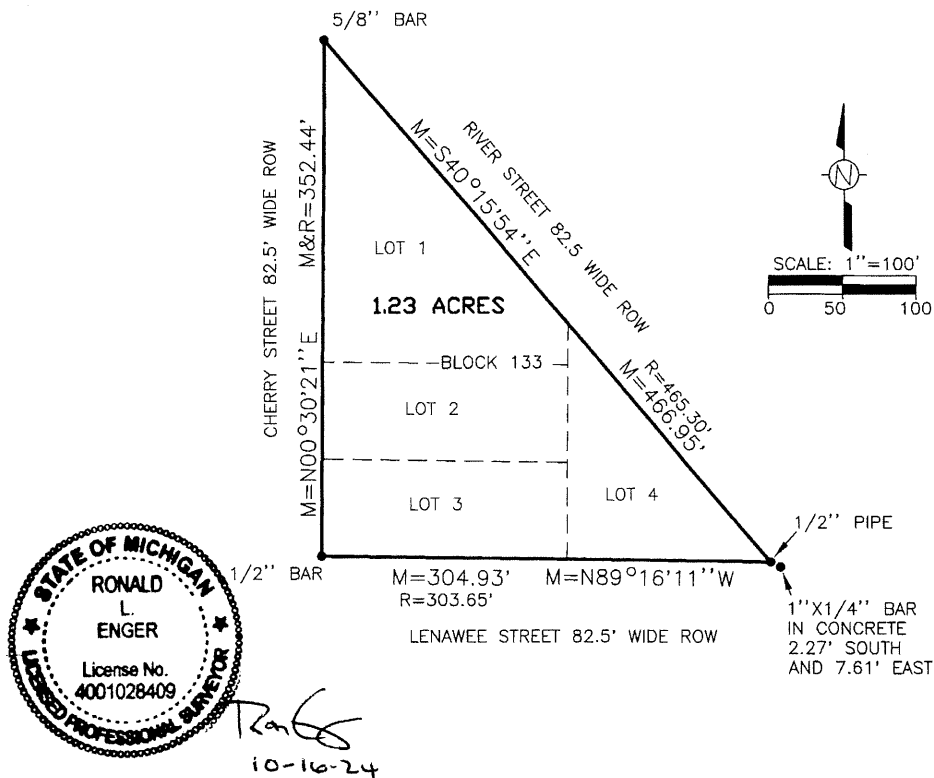


# CERTIFICATE OF SURVEY

For: Lansing Housing Commission

LEGAL DESCRIPTION — Resulting from this survey

Lots 1, 2, 3 and 4, Block 133, Original Plat, City of Lansing, according to the plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.



## LEGEND

- Bearings are based on the Michigan State Plane Coordinate System, South Zone.
- All dimensions are in feet.
- indicates boundary of described parcel.
- x-x-x- indicates old fence line.
- indicates distance not to scale.
- o indicates a set 5/8 inch diameter by 24 inch long rebar with cap imprinted "LS 28409", unless otherwise noted.
- indicates a found surveyor's marker as noted.
- R= indicates a direction or distance from a Record Document.
- M= indicates a Measured direction or distance from this survey.



805 N. CEDAR PO BOX 87  
MASON, MICHIGAN 48854-0087  
517-676-6565

405 Cherry Street, Lansing Michigan  
Block 133, Original Plat of Lansing  
Section 16, T4N, R2W  
City of Lansing, Ingham Co., Michigan

October 15, 2024

Job No. 33-3592  
Sheet 1 of 2

# CERTIFICATE OF SURVEY

For: Lansing Housing Commission

## CERTIFICATE OF SURVEY

I hereby certify to the entity named hereon, that we have, at David Christian's direction, surveyed and retraced the boundary of a parcel of land resulting from the combination of 3 properties described for tax purposes as:

### LEGAL DESCRIPTION

W 36.6 FT OF S 75 FT LOT 4 BLOCK 133 ORIG PLAT (Tax Parcel Number 33-01-01-16-453-071)

and

LOTS 1 & 2, LOT 3 EXC W 66 FT, ALSO LOT 4 EXC W 36.6 FT OF S 75 FT BLOCK 133 ORIG PLAT (Tax Parcel Number 33-01-01-16-453-003)

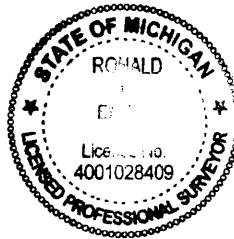
and

W 4 R LOT 3 BLOCK 133 ORIG PLAT (Tax Parcel Number 33-01-01-16-453-031)

that we performed the fieldwork for this survey on September 19, 2024; that we referred to a Warranty Deed recorded as Document 2012-028908 and a Quit Claim Deed recorded as Document 2024-012577; that the combination of the three descriptions embraces the entire of Block 133 of the Original Plat of Lansing; that we have found or set, as noted hereon, permanent markers at all corners and angle points of the boundary of the parcel.

This survey complies with the requirements of Act 132 of P.A. 1970 as amended and the Relative Positional Precision is within the limits accepted by the practice of Professional Surveying.

*R. L. Enger* 10-16-2024  
Ronald L. Enger, LLS No. 28409



805 N. CEDAR PO BOX 87  
MASON MI 48854-0087  
517-676-6565

405 Cherry Street, Lansing Michigan  
Block 133, Original Plat of Lansing,  
Section 16, T4N, R2W  
City of Lansing, Ingham County, Michigan

October 15, 2024

Job No. 33-3592  
Sheet 2 of 2







## CHERRY STREET FRONT ELEVATION (WEST SIDE)

GARAGE BUILDING ADDITION

**LANSING HOUSING COMMISSION**  
**OFFICE ADDITION & RENOVATION**  
 LANSING, MICHIGAN

**FSP FUSCO, SHAFER & PAPPAS, INC.**  
 ARCHITECTS AND PLANNERS

PRE-APPL. PLANNING REVIEW  
 FEBRUARY 12, 2025  
 BZA REVIEW SUBMITTAL  
 FEBRUARY 20, 2025

SHEET 1 OF 4







## LENAWEE STREET SIDE ELEVATION (SOUTH SIDE)

GARAGE BUILDING ADDITION

**LANSING HOUSING COMMISSION**  
**OFFICE ADDITION & RENOVATION**  
**LANSING, MICHIGAN**

**FSP FUSCO, SHAFFER & PAPPAS, INC.**  
 ARCHITECTS AND PLANNERS

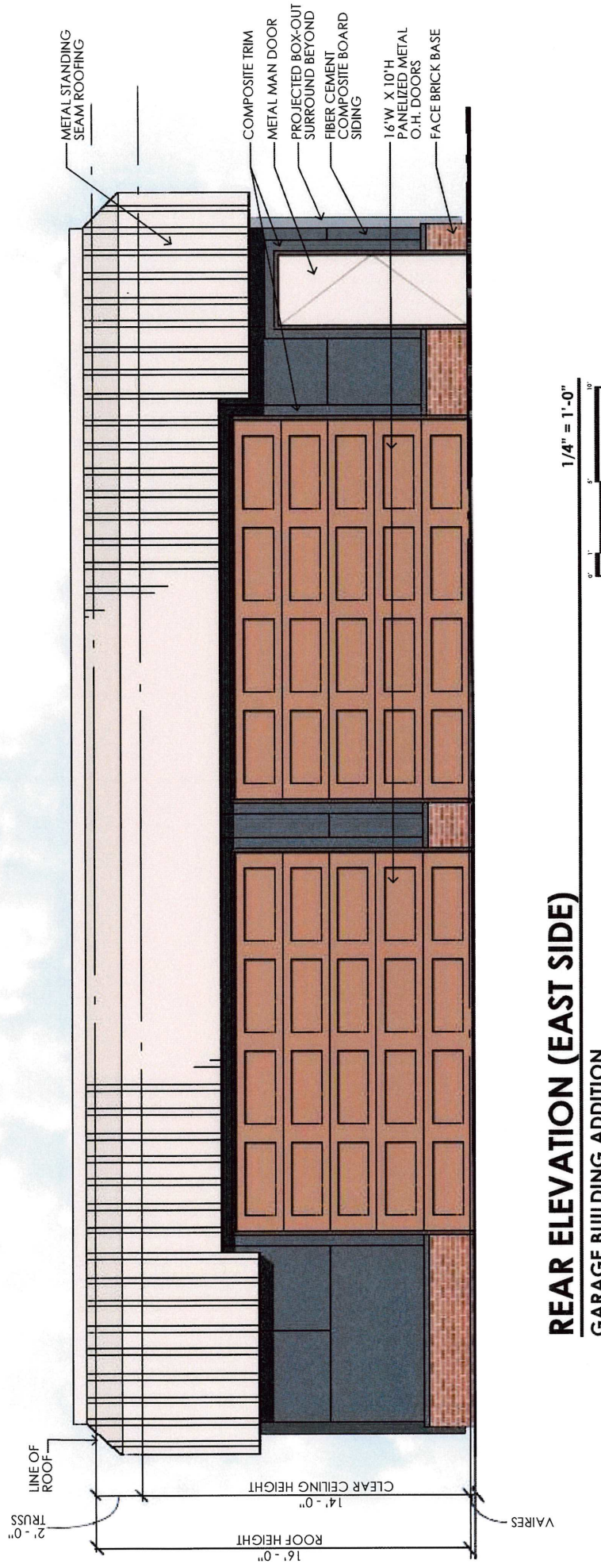
PRE-APPL. PLANNING REVIEW  
 FEBRUARY 12, 2025

BZA REVIEW SUBMITTAL  
 FEBRUARY 20, 2025

SHEET 2 OF 4







## REAR ELEVATION (EAST SIDE)

GARAGE BUILDING ADDITION

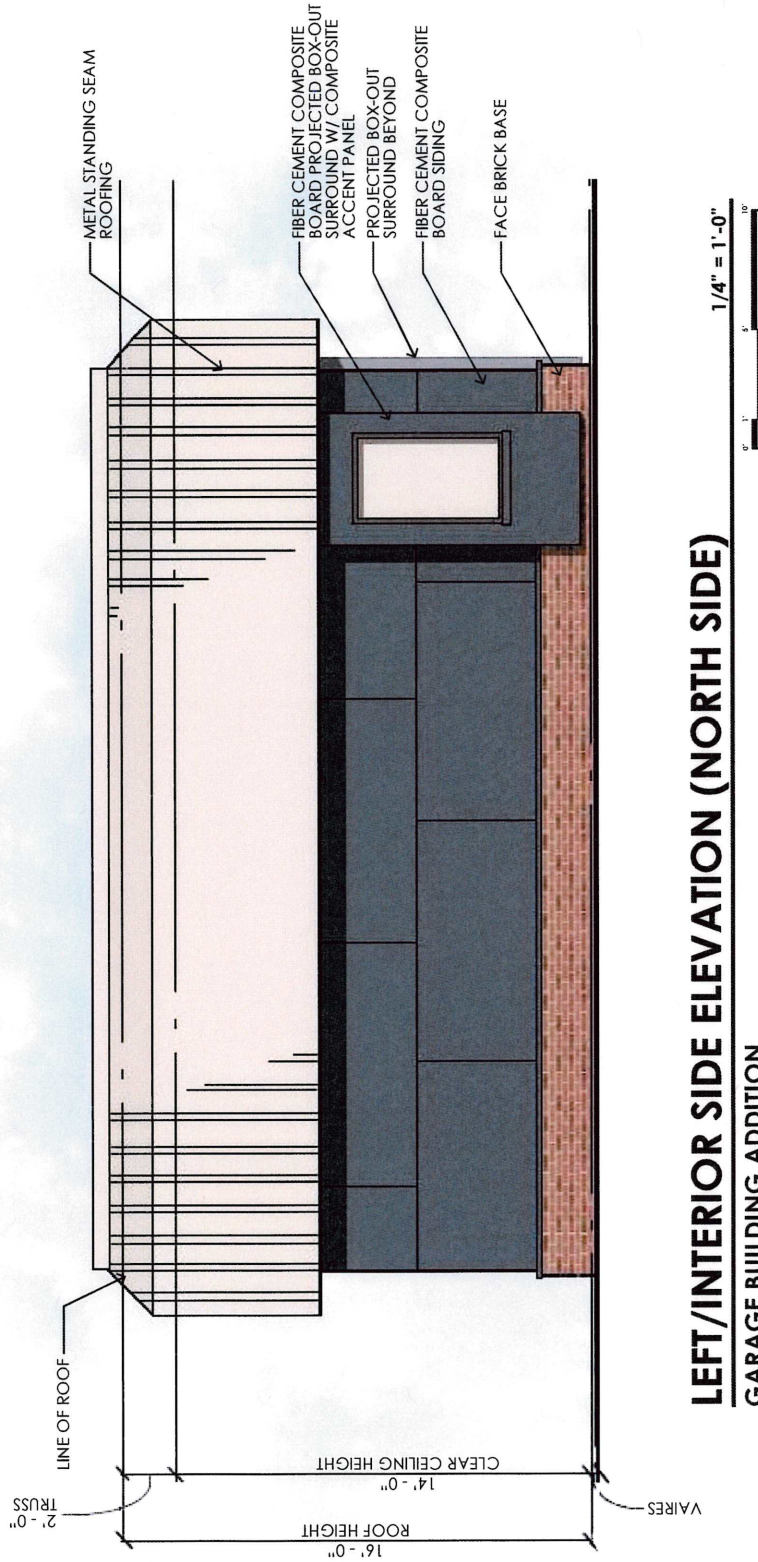
**LANSING HOUSING COMMISSION**  
**OFFICE ADDITION & RENOVATION**  
**LANSING, MICHIGAN**

**FSP FUSCO, SHAFFER & PAPPAS, INC.**  
 ARCHITECTS AND PLANNERS

PRE-APPL. PLANNING REVIEW  
 FEBRUARY 12, 2025  
 BZA REVIEW SUBMITTAL  
 FEBRUARY 20, 2025

SHEET 3 OF 4





## LEFT/INTERIOR SIDE ELEVATION (NORTH SIDE)

GARAGE BUILDING ADDITION





View 1

date: 10.12.23

Existing

# Lansing Housing Commission

Cherry St. Office : Exterior Design Options







## Lansing Housing Commission

Cherry St. Office : Exterior Design Options

View 2

Existing

date: 10.12.23





# Lansing Housing Commission

Cherry St. Office : Exterior Design Options

View 1

Option v5

date: 10.13.23





# Lansing Housing Commission

Cherry St. Office : Exterior Design Options

View 2

Option v5

date: 10.13.23









Location  
of new  
garage

**GENERAL INFORMATION**

|                          |                                                                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:               | ISG – Contact: Claire Roth<br>7900 International Drive, Suite 550<br>Bloomington, MN 55425                                                                                         |
| OWNERS:                  | Thomas Hunt<br>1801 E. Miller Road<br>Lansing, MI 48911<br><br>EIP Miller Road, LLC<br>1111 Michigan Avenue, Suite 300<br>East Lansing, MI 48823                                   |
| REQUESTED ACTION:        | Variances to the building height limitation, allowable building materials, and to permit mechanical equipment in the front yard.                                                   |
| EXISTING LAND USE:       | Single Family Dwelling & Vacant Lot                                                                                                                                                |
| EXISTING ZONING:         | “IND-1” Industrial                                                                                                                                                                 |
| PROPERTY SIZE & SHAPE:   | Rectangular lots – 7.369 acres - total<br>1801 E. Miller Road – .849 acres<br>Vacant Parcel – 6.52<br>Note: The 2 parcels will need to be combined to permit the proposed project. |
| SURROUNDING LAND USE:    | N: Office building<br>S: Multiple Family & Single Family Residential<br>E: Office building<br>W: Storage & Distribution of construction materials & associated office building     |
| SURROUNDING ZONING:      | N: “IND-1”, Industrial<br>S: “MFR” Multiple Family Residential & “R-2” Suburban Detached Residential<br>E: “IND-1” Industrial<br>W: “IND-1” Industrial                             |
| MASTER PLAN DESIGNATION: | The Design Lansing Comprehensive Plan designates the subject property for industrial land use. Commercial recreational uses are permitted by right in the IND-1 zoning district.   |



### REQUEST

This is a request for variances to permit a 74-foot high, domed indoor soccer building, that would be constructed of vinyl coated polyester, an entry building that would be constructed of metal panels and to permit 2 mechanical equipment pads that would extend into the front yard on the properties at 1801 E. Miller Road and the adjoining vacant property.

| <b>Ordinance Provision</b> | <b>Required/Permitted</b>                                                                                   | <b>Proposed</b>                                             |
|----------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Section 1245.04.02(A)      | Maximum building height – 45 feet                                                                           | 74-foot-high building                                       |
| Section 1250.03.01(a)      | Mechanical equipment not permitted in front yard                                                            | 2 mechanical equipment pads in front yard                   |
| Section 1246.04.03(c)      | Front façade building materials restricted to brick, stone, glass or similar material                       | Domed building constructed of vinyl coated polyester        |
| Section 1246.04.03(c)      | Side and rear façade building materials restricted to brick, stone, glass, metal, wood or similar materials | Side and rear facades constructed of vinyl coated polyester |
| Section 1246.04.03(c)      | Side and rear façade building materials restricted to brick, stone, glass, metal, wood or similar materials | Entry building constructed of metal panels                  |

### PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP

Sections 1274.06 (c)(1-4) and (e)(1)-(4) of the Zoning Code set forth the criteria and standards which must be used to evaluate a variance request. In short, approval of a variance must be based upon a determination by the Board that:

1. There is a unique feature of the property, such as irregular size, shape or uneven topography, that either prevents compliance with the ordinance or makes it unreasonably difficult; or
2. Denial of the variance would cause an unnecessary hardship on the applicant since the result of the variance will not be contrary to the intent and purpose of the ordinance, will not set a negative precedent for future requests to vary the ordinance standard and will have no negative impacts on surrounding properties.

There is nothing unique about the subject property that would make development impractical or unreasonably difficult. The property is perfectly rectangular, has no uneven topography of any significance, and is of adequate size for development under the current zoning ordinance requirements. The need for the variances is based solely on the applicant's development proposal. Granting a variance when it cannot be established that there is a practical difficulty that is markedly unique based upon a physical feature of a site would render the Ordinance ineffective in accomplishing its intended purpose and would set a negative precedent for approval of other variance requests of a similar nature.

The variances are also not be consistent with the intent and purpose of the zoning ordinance or the City's Master Plan and thus, it cannot be established that denial of the variances would cause an

unnecessary hardship on the applicant. In broad terms, both documents are intended to create a positive relationship between buildings and roadways by regulating design, form, mass and scale and to create/retain vibrant commercial and industrial districts while preserving a quality living environment for nearby residential areas. The intent and purpose of the applicable ordinance provisions as they relate to the requested variance are described under the first standard of the following Section of this report.

### **IMPACT STANDARDS**

There are four standards listed in Section 1274.06 (e) of the Zoning Ordinance that must be satisfied in order to grant the requested variances. These standards and the manner in which they relate to the request are as follows

**1. The use will be in harmony with the appropriate and orderly development of the surrounding neighborhood.**

The intent of the building height restrictions is to create or preserve uniform development patterns along the City's roadways. The existing buildings in the area are all well within the 45-foot height limitation and in fact, most are only one or two stories in height. The proposed 74-foot-high building will not be consistent with the existing development pattern in the area and will thus be contrary to the intent and purpose of the ordinance.

Prohibiting mechanical equipment in a front yard is intended to make properties more visually appealing from the roadways. In this case, there would not be enough room on the site to place the mechanical equipment in the side or rear yards without losing parking that would be needed to fulfill the ordinance requirement and to serve the needs of the proposed facility during peak usage. The site plan does, however, show fairly dense evergreens surrounding the mechanical equipment areas, intended to screen their view from the street, which would satisfy the intent and purpose of the ordinance to some degree.

The architectural standards are also intended to create an attractive streetscape that preserves property values and encourages new, high-quality development and redevelopment. The proposed building is unique because of its use and its style, design and proposed building materials do not comply with any of the architectural standards. Most notably, the front façade of commercial building must be constructed of brick, stone, glass or similar materials. Side and rear facades must be constructed of those same materials or metal, wood or EIFS on upper floors only. The entire dome will be constructed of vinyl coated polyester and the entry structure will be entirely constructed of metal panels. The proposed design and building materials do not comply with the allowable materials and nor do they fulfill the intent and purpose of the ordinance as described above.

**2. The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.**

None of the requested variances will negatively impact vehicular or pedestrian traffic in the area. While the proposed soccer complex will generate additional traffic when it is in use, the site is located on E. Miller Road which is a "prime connector" that is designed to carry relatively high volumes of traffic.



3. **The use will be designed to eliminate a possible nuisance emanating there from.**

It is not anticipated that the proposed use will generate any typical nuisance such as noise, fumes, vibrations, or light glare. The design of the proposed building will, however, create nuisances by negatively impacting the appearance of the streetscape and by cutting off views and potentially casting shadows over surrounding properties, due to its massive height and scale.

4. **The use will not interfere with or discourage the appropriate development and use of adjacent land and structures or unreasonably affect their value.**

The proposed building may have a negative impact on future development in the area and on property values, particularly with regard to the residential uses to the south. As evidenced by the attached renderings, the proposed dome is massive, unattractive by most standards and will dramatically change the character/appearance of the area, in direct conflict with the goals of the Master Plan and with the intent and purpose of the Zoning Ordinance. Granting the requested variances under these circumstances would set a negative precedent for future variance requests where approval thereof would be contrary to the guiding and regulatory documents related thereto.

### **FINDINGS**

This is a request for variances to permit a 74-foot high, domed, indoor soccer building constructed of vinyl coated polyester, an entry building constructed of metal panels, and to permit 2 mechanical equipment pads that would extend into the front yard on the property at 1801 E. Miller Road and the adjoining vacant parcel to its north, east and west.

Based upon the available information, the requested variances do not comply with the applicable practical difficulty/unnecessary hardship and the impact criteria listed in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance.

### **RECOMMENDATION**

Based on the information and findings described in this report, the following motion is offered for the Board's consideration:

**"I make a motion to deny BZA 4095.25 for variances to Sections 1245.04.02(A), 1246.04.03(c) and 1250.03.01(a) of the Zoning Ordinance to permit a 74-foot high, domed, indoor soccer building constructed of vinyl coated polyester, an entry building constructed of metal panels, and to permit 2 mechanical equipment pads that would extend into the front yard on the property at 1801 E. Miller Road and the adjoining vacant parcel to its north, east and west, on a finding that the requested variances do not comply with the variance evaluation criteria listed in Sections 1274.06 (c) & (e) of the Ordinance."**

Respectfully Submitted,

Susan Stachowiak  
Zoning Administrator



CITY OF LANSING - PLANNING OFFICE  
PETITION  
BOARD OF ZONING APPEALS

Reset Form

Print Form

FILE NUMBER: BZA-\_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

A request is hereby made to vary the requirements of the Zoning and / or Sign Ordinance.

Street Address (*include zip code*): 1801 E Miller Rd, Lansing, MI 48911

Legal  
Description:

See attached description

Applicant Name: ISG (Claire Roth)

Address (*include zip code*): 7900 International Drive, Suite 550, Bloomington, MN 55425

Phone Number: 952-426-0699

Owner Name: The Nationals (David Amez)

Owner Address (*include zip code*): 13719 23 Mile Road, Suite 167, Shelby Township, MI 48317

Owner Phone: 586-904-9017

**Interest in Property (please check one)**

☐ Option to buy

☐ Owner

☐ Other (please specify) \_\_\_\_\_

☐ Leasee

☐ Represent Owner

Zoning of the property: IND-1

Lot dimensions: \_\_\_\_\_ X \_\_\_\_\_

Is this property in the flood plain?

☐ Yes

☒ No

Is this property residential? ☐ Yes ☐ No

# of Efficiency Units: \_\_\_\_\_ # of 1 Bedroom Units: \_\_\_\_\_ # of 2 Bedroom Units: \_\_\_\_\_ # of 3 Bedroom Units: \_\_\_\_\_

Total # of Units: \_\_\_\_\_ Total # of Bedrooms: N/A # of accessible on-site parking spaces: \_\_\_\_\_

Is this property non-residential? ☒ Yes ☐ No

# of employees (largest shift): 12 # of accessible on-site parking spaces: 6 ADA / 168 total

Hours and days / week of operation: Monday though Sunday, 7 am - 11pm



Describe or explain your proposal for this property:

*attach a separate sheet if more space is necessary*

Proposed 150,920 sq.ft. permanent dome structure to include 121,460 sq.ft. of synthetic turf, along with 29,460 sq.ft. of sport court surfacing area to support 4 basketball courts or 12 pickleball courts. A 3,000 square-foot accessory building will be located southeast of the dome. The development will also include the addition of a bituminous-surfaced parking lot with security lighting, fire lane access, pedestrian walkways and connections, along with general site improvements including stormwater management, landscaping, and restoration. This variance request is for the placement of mechanical equipment within the front yard and to exceed the current IND-1 height limit of 45 feet with a dome height of 74 feet.

Section # with which this proposal is in conflict: 1245.04.02

If this petition is not granted, explain how your proposal will be affected:

*attach a separate sheet if more space is necessary*

The dome cannot be constructed nor operated in a safe manner if it can not meet the requested height of 74 feet. If the mechanical equipment cannot be placed in the front yard of the dome, it must be placed in the rear or side yards which will not allow appropriate fire access.

Items to be submitted with the petition:

- 1 **A site plan drawn to a scale of at least 1" = 100'** showing the location of all structures, existing and proposed, in relation to the lot lines and access points.
- 2 **Flood plain information** where applicable.
- 3 Non-refundable fee for processing (5/6/24)

**FEES:**

Consolidated Rate:

\$450.00

**A zoning variance means a modification of the strict letter of the zoning or sign codes, being title six and chapter 1442 respectively, of the City of Lansing, granted when, by reason of exceptional conditions, the strict application of the provisions of this chapter result in peculiar or exceptional practical difficulties or unnecessary hardship to the owner of the lot.**

*Please file this petition with the Planning Office.*

Signature of applicant: \_\_\_\_\_

*Claire Roth*

Name: Claire Roth

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933-1236  
(517) 483-4066

February 20, 2025

Susan Stachowiak  
Zoning Administrator  
City of Lansing  
316 N. Capitol Ave.  
Lansing, MI 48933  
Susan.Stachowiak@lansingmi.gov



**RE: Variance Request Narrative  
Nationals Dome Development – 1801 E Miller Rd, Lansing, MI 48911**

Sue,

Thank you for reviewing the following project description and narrative describing the request for a variance regarding the proposed Nationals Dome Development to be located at 1801 E Miller Rd, Lansing, MI, 48911 (PIDs 33-01-05-03-481-010 and 33-01-05-03-481-001). The site pertaining to this variance request is currently zoned Suburban Industrial (IND-1). A description of the currently proposed project follows, along with a narrative specific to the request for placement of mechanical equipment within the front yard and to exceed the current IND-1 height limit of 45 feet with a dome height of 74 feet.

## PROJECT DESCRIPTION

The Nationals Soccer Club seeks to develop a 150,920-square-foot fabric, permanent dome structure just north of East Miller Road, specifically on the PIDs 33-01-05-03-481-010 and 33-01-05-03-481-001. Existing surrounding land uses include single and multi-family residential homes to the south of the site (across East Miller Road). Directly to the north and west of the site are industrial and commercial uses (Lectronix Inc Electronics manufacturer and Wimsatt Building Materials Roofing supply store); the Senior Community Care of Michigan PACE Health Center lies directly to the east.

The proposed dome development will include approximately 121,460 square feet of synthetic turf, primarily to accommodate soccer, along with 29,460 square feet of sport court surfacing area to support four (4) basketball courts or 12 pickleball courts. An approximately 3,000 square-foot accessory building will be located southeast of the dome. The development will also include the addition of a bituminous-surfaced parking lot with security lighting, fire lane access, pedestrian walkways and connections, along with general site improvements including stormwater management, landscaping, and restoration.

## REQUEST FOR ZONING VARIANCE

In accordance with the following findings, two variances are requested. Outlined below is a narrative specific to a variance requests for placement of mechanical equipment within the front yard and to exceed the current IND-1 height limit of 45 feet as outlined in City Code section 1245.04.02.

### Hardship + Practical Difficulty Criteria

- A. Compliance with Code will make it difficult to use the property in a reasonable manner. For example, when the existing layout of the structure is such that an addition (i.e., kitchen or bedroom) can only reasonably be placed in a certain location and that addition will be in conflict with a dimensional requirement of the Code.**

Compliance with code will not allow the property to be used in a reasonable manner. The proposed dome facility requires a height of 74 feet to ensure proper ventilation and lighting, and to accommodate intended recreational uses. Adhering to the current height limit of 45 feet would make the facility unsafe, create difficulties in lighting and ventilation, and would render it unsuitable for its intended purpose.

In addition, compliance with code regarding placement of mechanical equipment in the rear or side yards would not allow for regular access and maintenance of equipment and would not allow the site to be used in a safe manner.

Placement of the units in the rear or side yards would not allow the rear of the building to be accessed by fire services. If the site cannot be accessed by fire nor can the mechanical equipment be accessed with ease, the site cannot be used in a reasonable manner.

**B. Hardship is not caused by action of the applicant; that is, the need of an oversized garage cannot be justified just to store already collected items or junk.**

The hardships noted are not caused by the action of the applicant. The dome height requirements are dictated by the nature of the activities to operate and to be conducted within the dome, and the placement of mechanical equipment is necessary for optimal facility operation, access, and safety.

**C. Hardship is unique to this lot; that is, its size, shape, topography, or other physical characteristic created a hardship or practical difficulty**

The hardships noted are due to the unique lot size, shape and configuration. The height of the dome is proportional to the length and width of the dome, with has been sized based upon the lots current configuration. Due to the existing site topography and shape, the only location that will allow adequate access to and maintenance of the mechanical equipment is the facility front yard. As noted, placement of the units elsewhere will not allow adequate fire access to and around the facility.

## Standards for Judging Variances

**A. The proposed use will be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.**

The proposed dome development will be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood. Its location, size, and character will be designed to complement the existing surrounding structures and contribute positively to the surrounding neighborhood's development. The proposed dome facility is a permitted use within the IND-1 district and all code and design requirements will be met to ensure harmony with and support of orderly development of the surrounding neighborhood.

**B. The proposed use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal. Taking into consideration vehicular turning movements, proximity and relationship to intersections, sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child/vehicle conflicts in residential districts.**

The proposed dome development will not increase hazards of vehicular and pedestrian traffic no more than is normal. The design of the facility's access points and parking lot will include adequate provisions for vehicular turning movements, proximity and relationship to intersections, sight distances, off-street parking, and pedestrian traffic. The layout has been designed with safety in mind to minimize vehicular + pedestrian conflicts and ensure proper access for fire vehicles and for safe pedestrian access through sidewalk connections. Special attention will be given to minimizing any potential conflicts between vehicles and pedestrians through intentional design and signage when necessary.

**C. The location, size, intensity, site layout, and periods of operations of any such proposed use will be designed to eliminate a possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights.**

The dome facility will be constructed to minimize disruptions to surrounding uses. The dome structure will contain all noises and lights emanating from within the facility and to not disturb surrounding uses. The site layout will be designed in accordance with design codes and criteria to minimize and disruptions to traffic safety and flow. The



mechanical equipment to be placed in front of the structure will be appropriately screened to contain the equipment and shield it from those passing by.

**D. The location and height of structures and joint driveways and the location, nature, and height of walls and fences will be such that the proposed use will not interfere with or discourage the appropriate development and use of adjacent land and structure or unreasonably affect their value.**

The proposed dome development will not interfere with or discourage the appropriate development and use of adjacent land or structures nor will it unreasonably affect their value. The proposed dome height of 74 feet is the minimal amount necessary to safely service the facility and its intended uses. The dome will be designed with aesthetics in mind to harmoniously tie into the surrounding context. Further, the facility design will include appropriate landscaping and buffering to screen mechanical equipment and maintain harmony with neighboring uses and structures.

The Nationals look forward to working with the City of Lansing on this project to ultimately create a state-of-the-art sports dome facility that meets community needs while adhering to safety and operational standards. Please contact me at 952.426.0699 or via email at [Claire.Roth@ISGInc.com](mailto:Claire.Roth@ISGInc.com) with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Claire Roth

Planner

[Claire.Roth@ISGInc.com](mailto:Claire.Roth@ISGInc.com)

















## SITE CONCEPT 7

ISG

Architecture + Engineering + Environmental + Planning

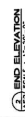
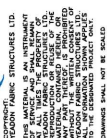
2024.01.15

2024.01.15

NATIONALS SPORTS DOME  
LANSING, MICHIGAN 2.13.2025

ISGinc.com





|                                                                          |  |                                                              |  |                                                                   |  |                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|--------------------------------------------------------------------------|--|--------------------------------------------------------------|--|-------------------------------------------------------------------|--|----------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>GENERAL NOTES:</b></p> <p>1. DESIGN LOADS</p> <p>2. STRUCTURAL</p> |  | <p><b>3. EXCAVATION AND BACKFILL:</b></p> <p>4. CONCRETE</p> |  | <p><b>5. ELECTRICAL NOTES:</b></p> <p>6. MECHANICAL EQUIPMENT</p> |  | <p><b>7. FABRIC SPECIFICATIONS</b></p> <p>8. ELEVATED GRADE BEAM</p> |  | <p><b>PROJECT:</b></p> <p><b>NATIONALS SOCCER MULTISPORT DOME</b></p> <p><b>PROJECT LOCATION:</b></p> <p><b>LANSING, MI</b></p> <p><b>DRAWING:</b></p> <p><b>ELEVATIONS GEN. NOTES</b></p> <p><b>SCALE:</b></p> <p><b>AS NOTED</b></p> <p><b>DATE:</b></p> <p><b>19/FEB/25</b></p> <p><b>DRAWN BY:</b></p> <p><b>K.K.</b></p> <p><b>PROJECT NO.:</b></p> <p><b>ONE NO.</b></p> <p><b>AS-2</b></p> |  |
|--------------------------------------------------------------------------|--|--------------------------------------------------------------|--|-------------------------------------------------------------------|--|----------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



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PROJECT

NATIONALS  
SOCCER  
NATIONALS  
SPORTS DOME

LANSING MICHIGAN

| DATE | REVISION | DESCRIPTION | BY |
|------|----------|-------------|----|
|      |          |             |    |
|      |          |             |    |
|      |          |             |    |
|      |          |             |    |

|                      |            |
|----------------------|------------|
| PROJECT NO.          | 24-31843   |
| DESIGNED BY          | Author     |
| DRAWN BY             | Author     |
| DESIGNED BY          | Designer   |
| REVIEWED BY          | Checker    |
| ORIGINAL ISSUE DATE  | 11/01/2024 |
| CUSTOMER PROJECT NO. |            |

TITLE

OVERALL FIRST  
FLOOR PLAN

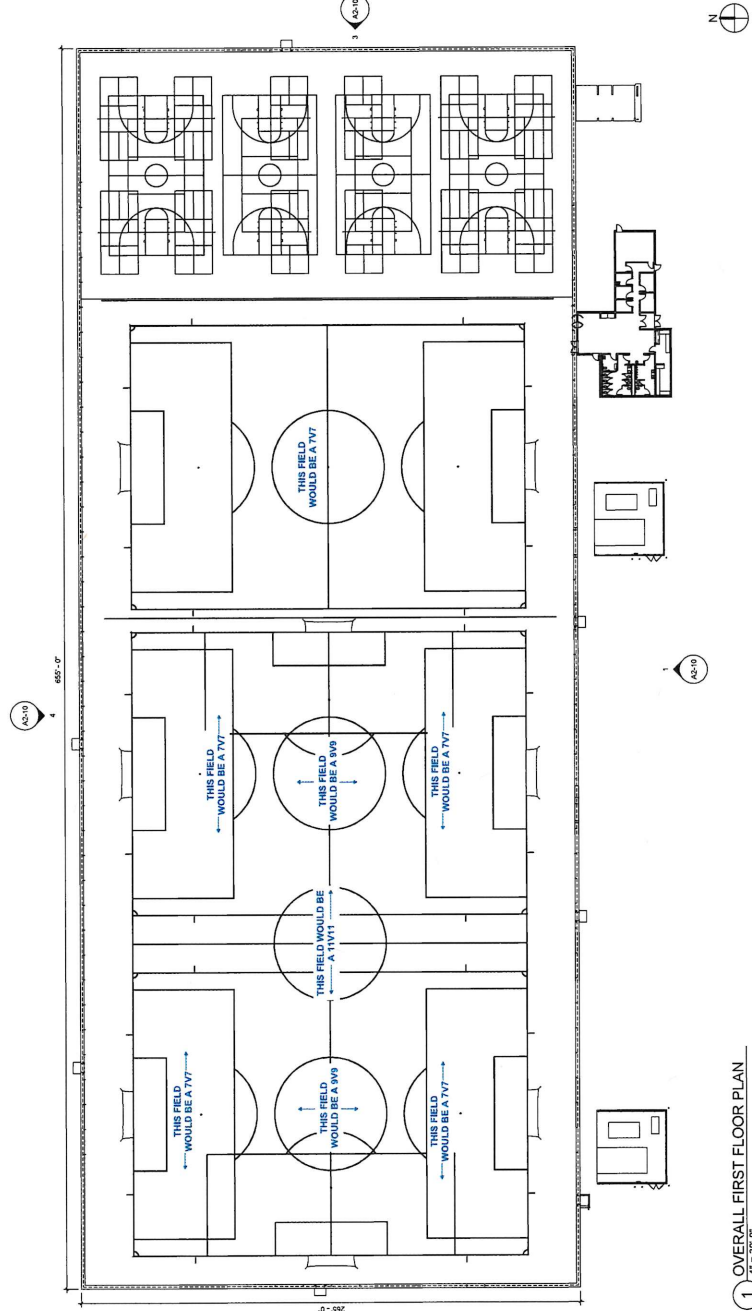
SHEET  
**A1-21**

**DOMESTIC OCCUPANCY ESTIMATE**

|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>11v11 soccer field</b><br>11v11 soccer field at a time=22<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 14 total players on each team=28 players<br>2 referees on this field=2<br>estimate 18 spectators per player=18 spectators<br>if 11v11 field is active, only 1 field will be active<br>if 11v11 field is not active, then 3 total 11v11 fields can be active=54+116=170    | <b>9v9 soccer field</b><br>9v9 soccer field at a time=16<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 12 total players on each team=24 players<br>2 referees on this field=2<br>estimate 18 spectators per player=18 spectators<br>if 9v9 field is active, then only one 9v9 field will be active<br>if 9v9 field is not active, then 3 total 9v9 fields can be active=54+116=170     | <b>7v7 soccer field</b><br>7v7 soccer field at a time=14<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 10 total players on each team=20 players<br>1 referee on this field=1<br>estimate 18 spectators per player=18 spectators<br>if 7v7 field is active, then two 7v7 fields can be active=28+120=148<br>if 7v7 field is not active, then no total 7v7 fields can be active=0+148=148 |
| <b>baseball court</b><br>5-6 players on court at a time=10<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 14 total players on each team=28 players<br>2 referees on this field=2<br>estimate 18 spectators per player=18 spectators<br>if 5-6 field is active, then only one 5-6 field will be active<br>if 5-6 field is not active, then 3 total 5-6 fields can be active=54+116=170 | <b>volleyball court</b><br>6-8 players on court at a time=12<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 14 total players on each team=28 players<br>2 referees on this field=2<br>estimate 18 spectators per player=18 spectators<br>if 6-8 field is active, then only one 6-8 field will be active<br>if 6-8 field is not active, then 3 total 6-8 fields can be active=54+116=170 | <b>pickleball court</b><br>2-3 players on court at a time=4<br>3 subs per team=6<br>2 coaches per team=4 coaches<br>estimate 12 total players on each team=24 players<br>2 referees on this field=2<br>estimate 18 spectators per player=18 spectators<br>if 2-3 field is active, then only one 2-3 field will be active<br>if 2-3 field is not active, then 3 total 2-3 fields can be active=54+116=170   |

**worst case scenario**  
six 7v7 soccer fields and 4 volleyball courts active at once  
270+172=380 total occupants in the dome

**most likely max occupancy scenario**  
on soccer tournament days, the sport courts would not be open  
six 7v7 soccer fields active  
270 total occupants in the dome



1 OVERALL FIRST FLOOR PLAN  
1"=30'-0"

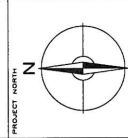


## PARKING



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| NO. | DESCRIPTION             | DATE       |
|-----|-------------------------|------------|
| 1   | ISSUED FOR PERMIT       | 02/19/2025 |
| 2   | ISSUED FOR CONSTRUCTION | 02/19/2025 |



PROJECT NORTH

SEAL

PROJECT: NATIONALS SOCCER MULTISPORT DOME

PROJECT LOCATION: LANSING, MI

DRAWING: PLAN VIEW

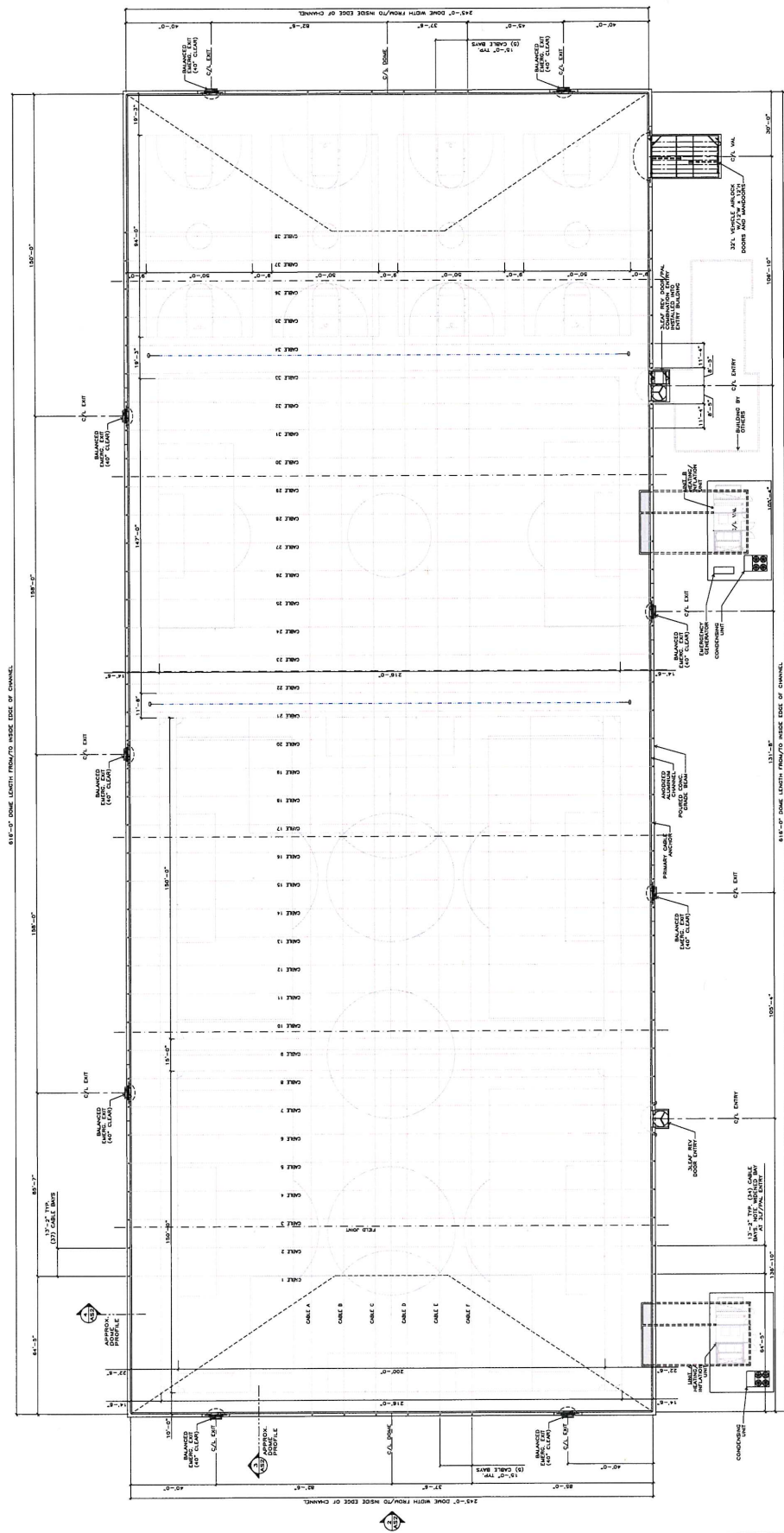
SCALE: N.T.S.

DATE: 19/FEB/25

DRAWN BY: K.K.

PROJECT NO.: 00000000

AS-1









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**MINUTES OF REGULAR MEETING – DRAFT**  
**BOARD OF ZONING APPEALS**  
**Thursday, January 9, 2025, 6:30 P.M.**  
**600 W. Maple Street, Lansing MI**

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**I. ROLL CALL**

The meeting was called to order by Chairperson Alling at 6:30 p.m.

**Present:** M. Alling, K. Berryman, B. Fryling, C. Iannuzzi, H. Lowry & M. Rice

**Absent:** J. Leaming, E. Jefferson & M. Jackson

**Staff:** S. Stachowiak

A quorum of at least five members was present, allowing voting action to be taken at the meeting.

**II APPROVAL OF AGENDA**

**It was moved by Mr. Lowry, seconded by Mr. Iannuzzi to approve the agenda with the addition of “Excused Absences” under New Business. On a voice vote, the motion carried unanimously (6-0).**

**III. PUBLIC COMMENT - None**

**IV. PUBLIC HEARING/ACTION**

**A. BZA-4091.25, 804 Clyde Street and vacant lot between 808 and 818 Clyde Street – Variance to the height restriction for a front yard fence.**

Ms. Stachowiak presented the staff report for the variance request to permit a 6-foot-high wood privacy fence in the front yards of the corner property at 804 Clyde Street and the interior property located between 808 and 818 Clyde Street. She reported that the fences that are the subject of this request have already been constructed, except for a part of the fence on 804 Clyde Street that runs parallel to Oakland Avenue. Ms. Stachowiak recommended approval of the variance to permit the fence on the vacant lot between 808 and 818 Clyde Street as it is located a significant distance from the street and thus, has no impact on the streetscape and because it provides privacy and security for the adjoining property owners to the north and south. Ms. Stachowiak recommended denial of the fence on the corner lot at 804 Clyde Street as it is in direct conflict with the intent of the ordinance with regard to its appearance and impact on the streetscape. She also reminded the Board that it has denied several other requests in the past for privacy fences in front yards and on corner lots in particular.

Ms. Alling opened the public hearing.

Patrick Patterson, representing the applicant, Mid-Michigan Recovery Services (MMRS) stated that MMRS is the only provider of drug and alcohol treatment for



women in the area and the fence is necessary to provide a safe haven for the women in the facility. He said that the fence is located a substantial distance from the streets and does not impact visibility for motorists when exiting driveways or when turning at street intersections in the area. He offered to install landscaping along the fence line to soften its appearance.

Abigail Knaggs, 818 Clyde Street, expressed concerns about trespassing on her property as it is use it as a cut-through.

Michael Nottage, 818 Clyde Street, stated that the fence does not impact vision for motorists in the area. He also said that it prevents trespassing and provides privacy for his property.

Seeing no one else wishing to speak, Ms. Alling closed the public hearing.

Mr. Rice expressed concerns about setting a negative precedent where front yard fences are concerned since there is nothing unique about the subject property that would warrant relief from ordinance. He also stated that the Board has consistently denied similar requests for front yard privacy fences over the years.

Ms. Alling stated that she is concerned that the variance would set a negative precedent for other requests to vary the fence height limitation, particularly on corner lots.

Mr. Lowry stated that while he understands the issues surrounding safety for the residents of the facilities, the issuance of a variance has to be based on a unique physical feature of the site rather than the use of the property.

**Mr. Fryling made a motion to approve BZA 4091.25 for a variance to permit a 6-foot-high wood privacy fence in the front yard at 804 Clyde Street and to approve a variance to permit the 6 foot high wood privacy fence as it currently exists in the front yard on the property located between 808 and 818 Clyde Street on a finding that the variance at that location is consistent with the evaluation criteria listed in Sections 1274.06 (c) & (e) of the Zoning Ordinance, with the condition that the applicant plant one arborvitae, with a minimum starting size of 6 feet in height, planted 8 feet apart on the exterior side and for the length of the fence that runs parallel to Oakland Avenue. The motion was not seconded.**

**Mr. Iannuzzi made a motion, seconded by Mr. Lowry to approve BZA 4091.25 for a variance to permit the 6-foot-high wood privacy fence in its current location in the front yard on the property located between 808 and 818 Clyde Street on a finding that the variance is consistent with the evaluation criteria listed in Sections 1274.06 (c) & (e) of the Zoning Ordinance. On a roll call vote, the motion carried unanimously (6-0).**

**Mr. Iannuzzi made a motion, seconded by Mr. Lowry to deny BZA 4091.25 for a variance to permit the 6-foot-high wood privacy fence in the front yard at 804 Clyde Street on a finding that the variance would not be consistent with the**

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evaluation criteria listed in Sections 1274.06 (c) & (e) of the Zoning Ordinance. On a roll call vote, the motion carried unanimously (6-0).

V. **OLD BUSINESS** – None

VI. **NEW BUSINESS**

A. **Excused Absences.**

Ms. Iannuzzi made a motion, seconded by Mr. Rice to approve excused absences for Mr. Leaming, Ms. Jefferson and Mr. Jackson. On a voice vote, the motion carried unanimously (6-0).

VII. **APPROVAL OF MINUTES**

A. **Regular Meeting, October 10, 2024**

Mr. Lowry made a motion, seconded by Mr. Iannuzzi to approve the October 10, 2024 meeting minutes as presented. On a voice vote, the motion carried unanimously (6-0).

VIII. **PUBLIC COMMENT** - None

IX. **ADJOURNMENT AT 7:27 p.m.**

Respectfully Submitted,

---

Susan Stachowiak, Zoning Administrator